


Project No.	GE23384
Name	Land south of Bolney Road, Ansty
Client	Devine Homes
Location	Ansty
Date	22/09/2025, 09:44
Version	1

Project Manager

 Glyn Evans

Site Overview Photographs 1 record

View from North facing South



View from East facing West



View from South facing North



View from West facing East



Descriptions of any Buildings

2 records

Building Photograph	1
Building Photograph	2

Trees

7 records

Description	Trees along northwest border looking north past access.
Photo	



Description Trees along NW boundary looking SW. Trees are semi mature c.6.5 to 10m in height.

Photo



Description East boundary looking south. Hedgerows and semi mature trees.

Photo



Description Southern boundary trees semi mature c.6 to 8 m.

Photo



Description Wooded area southwest corner of site trees c.10-15m.

Photo



Description Woodland area where felled trees are present.

Photo



Description north west boundary mature trees c.10m.

Photo



Hard Landscaping

1 record

Hard Landscaping	1
Description	Site access northern point of site c.3.5m in width.
Photo(s)	

Soft Landscaping

4 records

Soft Landscaping	1
Description	Grassland from north facing SE.
Photo(s)	



Soft Landscaping

2

Description

Buried service covers in line with previous along NE. Boundary.

Photo(s)



Soft Landscaping

3

Description

Southeast corner looking north.

Photo(s)



Soft Landscaping

4

Description

Slight surface depression in wooded area covered by foliage.

Photo(s)



Buried Services

2 records


Buried Services	1
Description	Buried service covers in north corner of site..
Photo(s)	A photograph of a grassy field with a brown, textured mat or cover in the foreground. The field is green and appears to be a natural area. In the background, there is a line of trees under a clear blue sky.
Buried Services	2
Description	Buried service north western border in line with other buried services.
Photo(s)	




Overhead Services

4 records

OverheadServices	1
Description	overhead service at NE,East corner.
Photo(s)	A photograph of a utility pole with power lines, partially obscured by trees and a fence. A house is visible in the background.
OverheadServices	2
Description	Overhead services NE , East corner.
Photo(s)	A photograph of a utility pole with power lines, viewed from a different angle, with a fence and trees in the foreground.

OverheadServices	3
Description	Overhead services at NE , East corner running south.
Photo(s)	

OverheadServices	4
Description	Overhead service southwest corner running along southern boundary appears to connect to other overhead service.
Photo(s)	

Fly Tipping

8 records

Fly Tipping	1
Description	Bucket in wooded area. Labelled as mole-lyx.
Photo(s)	



Fly Tipping

2

Description

Plastic at base of tree.

Photo(s)



Fly Tipping

3

Description

Further glass and plastic at base of tree in wooded area.

Photo(s)



Fly Tipping 4

Description Terracotta pipework.

Photo(s)



Fly Tipping 5

Description Traffic cones.

Photo(s)



Fly Tipping 6

Description Water butt containing propane gas canister.

Photo(s)



Fly Tipping

7

Description

Propane tank.

Photo(s)



Fly Tipping

8

Description

Line marking aerosol can.

Photo(s)



Notes

0 records



APPENDIX C

UXO Risk Screening Map



UNEXPLODED BOMB RISK MAP



SITE LOCATION

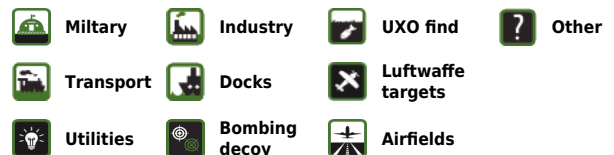
Map Centre: 529011,123079



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

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